



City of Pensacola

Zoning Board of Adjustments

Agenda - Final

Wednesday, February 15, 2023, 3:00 PM

Hagler/Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MINUTES

1. [23-00146](#) ZONING BOARD OF ADJUSTMENTS MEETING MINUTES FOR JANUARY 18, 2023

Attachments: [Minutes 1.18.23](#)

REQUESTS

2. [23-00147](#) ZBA 2023-003
685 FARMINGTON ROAD
R-1AAA / R-1A

Attachments: [Application](#)
[PB 18 PG 025 - GROVE \(1\)](#)
[2006 Memo of rezone plat](#)

ADJOURNMENT

ADDITIONAL INFORMATION:

SUBSEQUENT APPLICATION(S): If denied a variance by the Board, that request for a variance cannot be heard again for a period of one (1) year.

JUDICIAL REVIEW OF DECISION OF BOARD OF ADJUSTMENT:

Per section 12-12-2 (D) of the City of Pensacola Land Development Code, any person or persons, jointly or severally, aggrieved by any decision of the board, or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within thirty {30} days after rendition of the decision by the board. Review in the circuit court shall be by petition for writ of certiorari or such other procedure as may be authorized by law.

If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.

If a Notice of Appeal has not been received within thirty-five {35} days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Official that they have ten {10} days to remove or correct the violation.

ADA Statement:

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00146

Zoning Board of Adjustments

2/15/2023

TO: Zoning Board of Adjustments Members

FROM: Amy Hargett, Planner

DATE: 2/8/2023

SUBJECT:

Zoning Board of Adjustments Meeting Minutes for January 18, 2023



Zoning Board of Adjustment

MINUTES OF THE ZONING BOARD OF ADJUSTMENT

January 18, 2023

MEMBERS PRESENT: Chairperson White, Vice Chairperson Weeks, Board Member Jacquay, Board Member Sebold, Board Member Shelley, Board Member Stepherson, Board Member Dittmar, Board Member Williams

MEMBERS ABSENT: Board Member Taylor

STAFF PRESENT: Planner Hargett, Assistant Planning & Zoning Division Manager Harding, Development Services Coordinator Statler, Network Engineer Johnston, Network Engineer Russo, Assistant City Attorney Lindsay, Assistant City Clerk Robyn Tice

STAFF VIRTUAL: Development Services Director Morris

OTHERS PRESENT: Anna Meany, Paul Ramsey, Heath Kelly

1) CALL TO ORDER/QUORUM PRESENT

Chairperson White called the meeting to order at 3:00 p.m. with a quorum present. Swearing in of reappointment Board Member Williams.

Chairperson White then read the ZBA rules and instructions and explained the procedures of the Board meeting.

2) APPROVAL OF MINUTES November 16, 2022

The ZBA November 16, 2022 minutes were approved without objection by the Board.

3) ZBA 2023-001

3420 N 18TH Ave

R-1AAA

Ms. Alexis Gup is requesting a Variance to reduce the required rear setback along Bayou Texar from 30 FT to 18.1 FT to accommodate a porch addition.

This project is unique in that the porch addition encroaches onto the adjoining property. Ms. Gup owns the adjacent parcel to the north, identified as 3430 N 18TH Avenue. Initially Ms. Gup was advised by staff to combine both parcels. However, after further discussions with senior-level staff, a solution was reached which would allow Ms. Gup to provide a recorded easement which allows for the encroachment across her common property lines. This documentation is provided.

Heath Kelly stated his name and address for the record and is representing Ms. Alexis Gup. He is also the contractor for the project.

Mr. Kelly read a letter to the Board per Ms. Gup's request. After reading the letter Mr. Kelly provided two letters received via email in support of the variance request. Mr. Kelly continues to explain when the home was built there was an existing porch on the back of the home and when Ms. Gup purchased the adjacent vacant land, an easement to his knowledge would take care of the side setback encroachment. He further stated that the easement was suggested by staff instead of a combination of the parcels. Again, this was his understanding.

To make the existing porch continuous, it would cross into the rear setback line. Chairperson White asks how wide is the porch, Mr. Kelly stated approximately 14 feet 1 inch. Mr. Kelly also clarified that the porch was a single story. Vice-chairperson Weeks asked where the easement was granted is that setback accounted for. Mr. Kelly responded that yes the side setback was no longer an issue. Board Member Shelley clarified the only setback that is an issue is the rear along the Bayou. Chairperson White asked if there are any questions for staff or anyone from the audience that would like to speak. Hearing none,

Chairperson White ask for a motion, Board Member Shelley made a motion to approve, seconded by Board Member Weeks.

Discussion from Board Member Shelly stated that considering the lot shape and lot configuration he did not see an issue with the request. He also stated that it seems reasonable and would not affect the neighborhood.

The motion was unanimous to approve.

4) ZBA 2023-002

1520 W. Gregory St

R-1A/CRA

Mr. Paul Ramsey and Anna Meany are requesting a reduction to the secondary

front yard setback from 10 FT to 6 FT 4 INCHES to accommodate a patio cover addition.

Please note, although this property lies within the CRA Urban Design Overlay District, additions are exempt from the standards within the Ordinance, including the setbacks. Therefore, the setbacks of the R-1A zoning district are applicable.

Mr. Ramsey addresses the Board stating that they would like to cover the alcove as he noted on the power point and survey. The cover would not come out further than the existing house and only come to the edge. Mr. Ramsey further explained there was not much room on the other street front for a patio cover.

Chairperson White ask if there are any questions for the Board. Board Member Jacquay asked about material. Mr. Ramsey replied to his knowledge it would be an aluminum cover. Chairperson White asked if there are any questions for staff. Hearing none he calls for a motion.

Vice-chairperson Weeks makes a motion to approve, Board Member Dittmar seconded.

Vice-chairperson Weeks stated the Board has granted variance requests similar to this one in the past and he did not see an issue with the cover being proposed, since it did not go past the house.

Motion carried unanimously and the request was approved.

4) ZBA 2022-012

1818 W. Chase St.

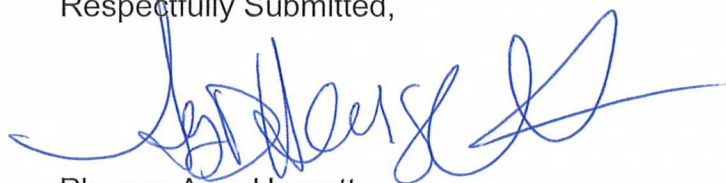
R-1A/CRA

DISCUSSION – Chairperson White encourages the Board Members to make every effort and commitment to attend each meeting. Noting they are all volunteers and the applicants need the Board members present to get a fair hearing.

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:19 p.m.

Respectfully Submitted,



Planner Amy Hargett
Secretary to the Board



Memorandum

File #: 23-00147

Zoning Board of Adjustments

2/15/2023

TO: Zoning Board of Adjustments Members

FROM: Amy Hargett, Planner

DATE: 2/8/2023

SUBJECT:

ZBA 2023-003
685 Farmington Road
R-1AAA / R-1A

BACKGROUND:

Mr. Jonathan Ferguson is requesting the following variances to accommodate the future construction of a new single-family dwelling.

1. Reduction of the front yard setback from 30 feet to 20 feet.
2. Reduction of the rear yard setback from 30 feet to 20 feet.
3. Reduction of both side yard setbacks from 7.5 feet to 5 feet.

This property is located within the platted subdivision Grove which also falls in a split zoning of R-1A and R-1AAA. The original zoning was R-1AA and R-1AAA, however the developer submitted a rezone request for 28 of the 33 lots from R-1AA to R-1A in order to allow for reduced setback requirements for those lots. The remaining 5 lots are zoned R-1AAA and would remain under that current zoning designation. Mr. Ferguson's lot is one of the parcels within the R-1AAA zoning.

Although the parcel is not a lot of record it is undersized for the R-1AAA zoning district at approximately 8590 SF. Also, this parcel is located within a cul-de-sac with a radius that angles the east boundary line making it 78.5 feet unlike the west boundary line of 120 feet.

FEB 15 - meeting
deadline Jan 25
ZBA 2023-003



City of
Pensacola
America's First Settlement
And Most Historic City

- Zoning Board of Adjustment
- Architectural Review Board
- Planning Board
- Gateway Review Board

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:*
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of \$500.00.

** The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color. Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-3-3 To 12-3-1 Zoning R1DAA/R1A
12-3-4 To 12-3-2

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 685 Farmington Rd. Pensacola FL, 32504

Current use of property: Vacant lot for residential home

1. Describe the requested variance(s): Reduction of the front yard setback from 30' to 20'; rear yard 30' to 20'; both side yards 7.5' to 5'; to accommodate a future single family dwelling

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

The lot is located on a culdesac, with the current setbacks

lines, this causes the right side to have a buildable area of only 18ft wide. This also causes the left front of the buildable area to come to a point, which restricts what can be built.

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

The HOA of the subdivision requires that a ~~one story~~ home built must be a minimum of 2000 square ft, if the home is 2 stories the bottom floor must be 1500 square ft, I have spoken to multiple builders who stated they could not build a home within the setback lines.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

To the rear of the lot is an old clay pit, which I don't believe any future construction could take place, and the road the lot is located is extremely low trafficked.

5. Explain what other condition(s) may justify the proposed variance(s):

The vast majority of the lots located in The Grove subdivision have setback lines of 20 ft to the front & 25 ft to the back, which are the lines I am requesting for my lot to make building a home possible.

Application Date: 11 / 23

Applicant:

Jonathan Ferguson

Applicant's Address:

7120 Annandale Dr, Pensacola FL 32526

Email:

Jonbferguson@aol.com

Phone:

850-324-8940

Applicant's Signature:

Jonathan Ferguson

Property Owner:

Jonathan Ferguson

Property Owner's Address:

7120 Annandale Dr, Pensacola FL, 32526

Email:

Jonbferguson@aol.com

Phone:

850-324-8940

Property Owner's Signature:

Jonathan Ferguson

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

Mail to: P.O. Box 12910 * Pensacola, Florida 32521

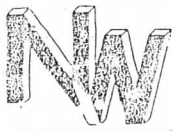
Variance Application

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.







NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION.

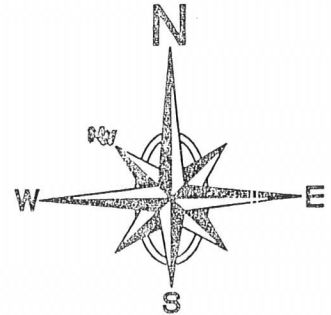


PREPARED FOR: CHERYL DENGELER
REQUESTED BY: CHERYL DENGELER

JOB NO.: 10-19365-14
DATE: OCTOBER 30, 2014

PROPERTY ADDRESS: 685 FARMINGTON ROAD

SCALE: 1" = 20'



A PORTION OF LOT 25
FERRY PASS HEIGHTS
PLAT BOOK I, PAGE 60
REFERENCE BEARING
N89°40'28"E 91.50' (F&P)

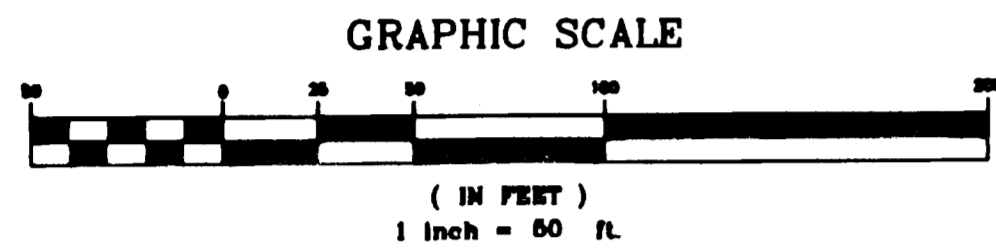
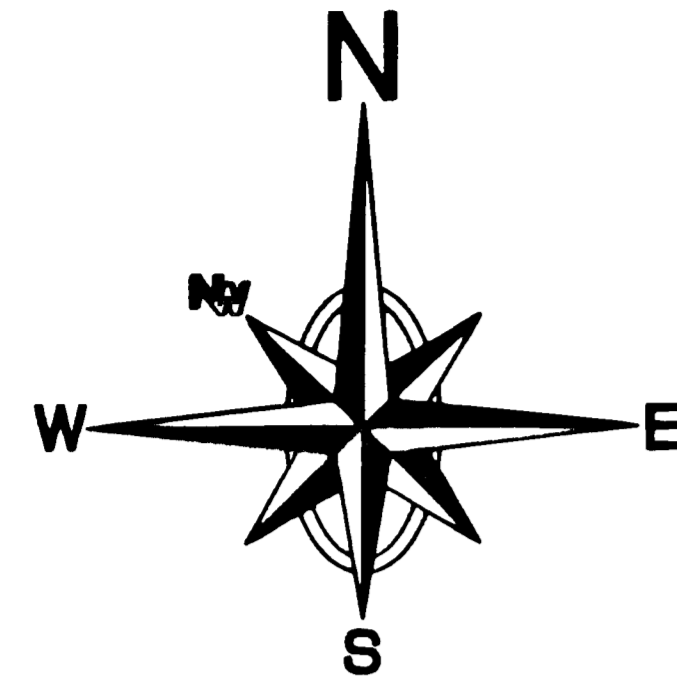


PROPERTY LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C1	18.16'	15.00'	69°21'40"	10.38	17.07'	N54°58'37"E
C2	65.81'	50.00'	75°24'38"	38.65	61.16'	S57°59'34"W

GROVE

A REPLAT OF A PORTION OF LOT 25, FERRY PASS HEIGHTS
OF A PORTION OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 30 WEST,
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
JANUARY, 2006



BUILDING SETBACK REQUIREMENTS:
FRONT YARD 30 FEET
REAR YARD 30 FEET
SIDE YARD 7.5 FEET

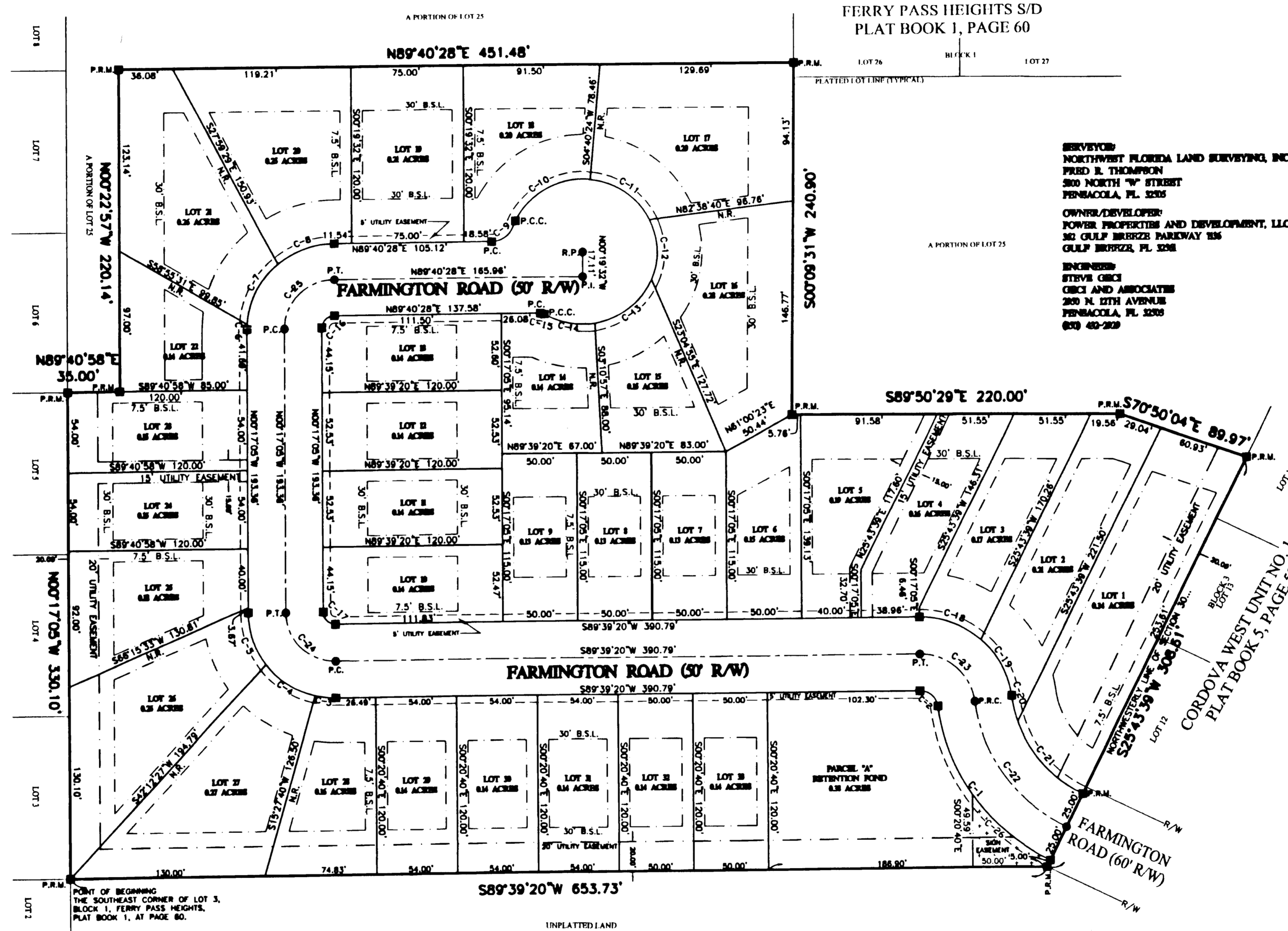
SURVEYOR'S NOTES:

- (1) P.O.B. DENOTES POINT OF BEGINNING
- (2) P.C. DENOTES POINT OF CURVATURE
- (3) P.T. DENOTES POINT OF TANGENCY
- (4) P.I. DENOTES POINT OF INTERSECTION
- (5) R.P. DENOTES RADIUS POINT
- (6) P.R.C. DENOTES POINT OF REVERSED CURVE
- (7) B.S.L. DENOTES BUILDING SETBACK LINE
- (8) R/W DENOTES RIGHT OF WAY
- (9) P.M. DENOTES PERMANENT REFERENCE MONUMENT (PRM) NUMBERED 7277 (PLACED)
- (10) P.C.M. DENOTES PERMANENT CONTROL POINT (PCP) NUMBERED 7277 (PLACED)
- (11) THE SIGN (°) MEANS DEGREES, THE SIGN (') MEANS MINUTES, THE SIGN (") MEANS SECONDS
- (12) MEASUREMENTS MADE IN ACCORDANCE TO UNITED STATES STANDARDS
- (13) SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD
- (14) THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY
- (15) BEARINGS ARE BASED UPON THE WESTERLY LINE OF LOT 12 THROUGH 14, CORDOVA WEST UNIT NO. 1 AS SOUTH 25°43'39" WEST
- (16) FIRE HYDRANTS TO BE INSTALLED ACCORDING TO CITY CODE BY THE DEVELOPER
- (17) UTILITY EASEMENTS AS SHOWN HEREON ARE TO INCLUDE CABLE TELEVISION IN ACCORDANCE WITH PLAT ACT CHAPTER 177.091(28)
- (18) ALL LOT CORNERS HAVE BEEN PLACED
- (19) + HATCH AS SHOWN ON PARCEL "A" RETENTION POND = SIGN EASEMENT

NOTE:
SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED WITHIN RIGHT OF WAY.

NOTE:
N.R. DENOTES NON-RADIAL LINE.

FLOOD STATEMENT:
THIS WILL CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", OUTSIDE 500 YEAR FLOOD PLAIN AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, REFERENCE PANEL NUMBER 12013K 0300 F EFFECTIVE FEBRUARY 23, 2005, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION.



SURVEYOR:
NORTHWEST FLORIDA LAND SURVEYING, INC.
FRED R. THOMPSON
300 NORTH "W" STREET
PENSACOLA, FL 32505
OWNER/DEVELOPER:
POWER PROPERTIES AND DEVELOPMENT, LLC
30 GULF BREEZE PARKWAY 106
GULF BREEZE, FL 32506
689-40-289

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT POWER PROPERTIES AND DEVELOPMENT, LLC, OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, KNOWN AS GROVE HEREBY DEDICATES TO THE PUBLIC ALL UTILITY EASEMENTS, PARCEL "A" (RETENTION POND), STREETS AND ROADS AND DO HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 21ST DAY OF JANUARY, 2006.
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESS - SIGN: *John Jackson*
WITNESS - SIGN: *Phillip Panunzio*

STATE OF FLORIDA, COUNTY OF ESCAMBIA:
BEFORE THE SUBSCRIBER PERSONALLY APPEARED JOHN JACKSON KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AFTER AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH. THEY ARE PERSONALLY KNOWN TO ME AND THEY DID NOT TAKE AN OATH, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 21ST DAY OF JANUARY, 2006.

Brittany Vaughn
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES 11/23/09
MY COMMISSION NUMBER 002193823

STATE OF FLORIDA, COUNTY OF ESCAMBIA:
BEFORE THE SUBSCRIBER PERSONALLY APPEARED JOHN JACKSON KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AFTER AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH. THEY ARE PERSONALLY KNOWN TO ME AND THEY DID NOT TAKE AN OATH, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 21ST DAY OF JANUARY, 2006.

Brittany Vaughn
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES 11/23/09
MY COMMISSION NUMBER 002193823

CERTIFICATE OF COUNTY CLERK:
I, ERNIE LEE MAGAHO, CLERK OF COURTS OF ESCAMBIA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177, SECTION 177.011-177.151 FLORIDA STATUTES, AND THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 81G17-6, FLORIDA ADMINISTRATIVE CODE, SIGNED THIS 21ST DAY OF JANUARY, 2006.

Ernie Lee Magaho
ERNIE LEE MAGAHO, CLERK OF COURTS

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177, SECTION 177.011-177.151 FLORIDA STATUTES, AND THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 81G17-6, FLORIDA ADMINISTRATIVE CODE, SIGNED THIS 21ST DAY OF JANUARY, 2006.

Fred R. Thompson
FRED R. THOMPSON
PROFESSIONAL LAND SURVEYOR NO. 3027
NORTHWEST FLORIDA LAND SURVEYING, INC. LB #7277
300 NORTH "W" STREET
PENSACOLA, FL 32505

CITY COUNCIL APPROVAL:
I, ERICKA BURNETT, CLERK OF THE CITY OF PENSACOLA, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON THE 24TH DAY OF JANUARY, 2006 AND WAS APPROVED BY SAID COUNCIL.

Erica L. Burnett
ERICKA BURNETT, CITY CLERK, PENSACOLA, FLORIDA

CITY SURVEYOR STATEMENT:
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF PENSACOLA.

David L. Hill
DAVID L. HILL, P.S.M., CITY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER CITY OF PENSACOLA

LEGAL DESCRIPTION (O. R. Book 3374 Page 758):
Begin at the Southeast corner of Lot 3, Block 1, Ferry Pass Heights Subdivision as recorded in Plat Book 1 at Page 60 of the public records of Escambia County, Florida; thence go North 00°17'05" West along the Easterly line of Lots 3, 4, and 5 of the aforesaid Plat a distance of 330.10 feet to the Southeast corner of Lot 8 of the aforesaid Plat; thence go North 89°40'58" East along a projection of the Southerly line of Lot 8 a distance of 35.00 feet; thence go North 00°22'57" West a distance of 220.14 feet to a projection of the Northerly line of Lot 7, Block 1 of the aforesaid Plat; thence go North 89°40'28" East along the said projected North line of Lot 7 a distance of 451.48 feet; thence go South 00°09'51" West a distance of 240.90 feet; thence go South 89°50'29" West a distance of 220.00 feet; thence go South 70°50'04" East a distance of 89.97 feet to a point on the Northwesterly line of Section 30, Township 1 South, Range 30 West, Escambia County, Florida; thence go South 25°43'39" West along the aforesaid line a distance of 308.81 feet; thence go South 89°39'20" West a distance of 653.73 feet to the Point of Beginning. The above described parcel of land is situated in Section 30, Township 1 South, Range 30 West, Escambia County, Florida and contains 7.84 acres.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C-1	134.40'	135.43'	56°51'35"	73.32	128.96	S33°50'34"E
C-2	17.37'	12.00'	82°53'34"	10.60	15.89	N48°52'43"W
C-3	14.03'	58.31'	13°46'59"	7.05	13.99	S83°17'58"E
C-4	40.10'	58.31'	39°23'49"	20.86	39.31'	S56°42'34"E
C-5	37.38'	58.31'	36°43'34"	19.36	36.74'	S18°38'52"E
C-6	3.30'	58.50'	3°13'57"	1.65	3.30'	S01°19'53"W
C-7	47.73'	58.50'	46°44'37"	25.28	46.41'	S26°19'11"W
C-8	40.82'	58.50'	39°58'59"	21.28	40.00'	S69°40'59"W
C-9	18.16'	15.00'	69°53'02"	10.38	17.07'	N54°58'57"E
C-10	45.80'	50.00'	75°24'15"	38.65	61.16'	S57°59'34"W
C-11	50.59'	50.00'	57°58'39"	27.70	48.46'	N55°18'59"W
C-12	42.64'	50.00'	48°51'33"	22.71	41.36'	N01°53'53"W
C-13	50.47'	50.00'	57°49'45"	27.62	48.35'	N51°26'46"E
C-14	35.24'	50.00'	40°22'36"	18.38	34.51'	S79°27'03"E
C-15	2.71'	5.00'	31°03'47"	1.39	2.68'	N74°47'39"W
C-16	13.35'	8.50'	89°57'33"	8.49	12.02'	S44°41'41"W
C-17	12.91'	8.31'	88°59'16"	8.17	11.63'	S44°46'32"E
C-18	44.83'	62.00'	41°30'06"	23.45	43.86'	N69°37'47"W
C-19	44.91'	62.00'	41°30'06"	23.49	43.93'	N68°09'52"W
C-20	17.80'	85.43'	11°56'14"	8.93	17.77'	S13°11'28"E
C-21	67.27'	85.43'	45°06'46"	35.49	65.54'	S41°42'58"E
C-22	109.59'	110.43'	56°51'35"	59.79	105.15'	S35°50'34"E
C-23	53.55'	37.00'	82°55'22"	32.69	48.99'	N48°52'27"W
C-24	52.21'	33.31'	89°48'04"	33.20	47.03'	S45°11'07"E
C-25	52.60'	33.50'	89°57'33"	33.48	47.36'	S44°41'41"W
C-26	69.65'	135.43'	29°30'26"	35.67	68.98'	S49°31'08"E

RESTRICTIVE COVENANTS, OFFICIAL RECORDS BOOK _____, PAGE(S) _____ PLAT BOOK 18, PAGE 25

June 19, 2006

Revision to Final Subdivision Plat - Grove

That City Council conduct a quasi-judicial hearing on June 22, 2006 to consider revisions to the final subdivision plat for the Grove subdivision.

Steve Geci is requesting approval of a revision to the previously approved final subdivision plat for the "Grove" subdivision to reflect revised building setbacks. The subdivision is located east of Davis Highway and north of Langley Avenue off Farmington Road and is located within the R-1AA and R-1AAA zoning districts. City Council approved the final plat of the subdivision, which consists of 33 lots, on January 26, 2006. Following approval and recording of the subdivision plat, the developers determined that the required building setbacks combined with the size of the lots will not provide adequate size building sites to accommodate the size of homes planned for this community. The developer has submitted a request to rezone 28 (Lots 1-16, and Lots 21-33) of the subdivisions 33 lots from R-1AA to R-1A in order to allow for reduced setback requirements for those lots. The remaining five (5) lots are zoned R-1AAA and would remain under their current zoning designation. The revised final plat reflects the revised setbacks and is consistent with the City's subdivision requirements. The Planning Board and City staff recommends approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal.



City of
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C-10	50.00'	50.00'	57'58"39"	27.75'
C-11	50.59'	50.00'	48'51"33"	22.71'
C-12	42.64'	50.00'	57'49"45"	27.64'
	50.47'	50.00'	40'22"36"	18.34'